

040.0

0005

0017.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

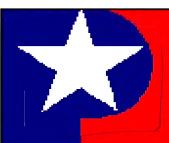
Total Card / Total Parcel

USE VALUE:

1,029,900 / 1,029,900

ASSESSED:

1,029,900 / 1,029,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
33-35		WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRASMERE LOUISE E
Owner 2:	SHOEMAKER LINDA M
Owner 3:	

Street 1: 33 WARREN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GRASMERE LOUISE E/ETAL -

Owner 2: CARLSON PAUL W -

Street 1: 33 WARREN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1935, having primarily Wood Shingle Exterior and 3726 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5591		Sq. Ft.	Site		0	80.	1.05	1									470,185						470,200	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							5591.000		554,600		5,100		470,200		1,029,900						27223	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					01/16/09	

USER DEFINED

Prior Id # 1:	27223
Prior Id # 2:	
Prior Id # 3:	
Date:	
Time:	
12/29/21	22:56:49
PRINT	
Date:	
Time:	
LAST REV	
Date:	
Time:	
04/12/17	11:17:17
ekelly	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID: 040.0-0005-0017.A

Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date

2022	104	FV	554,600	5100	5,591.	470,200	1,029,900		Year end	12/23/2021
2021	104	FV	528,800	5100	5,591.	470,200	1,004,100		Year End Roll	12/10/2020
2020	104	FV	528,900	5100	5,591.	470,200	1,004,200	1,004,200	Year End Roll	12/18/2019
2019	104	FV	403,200	5100	5,591.	499,600	907,900	907,900	Year End Roll	1/3/2019
2018	104	FV	403,200	5100	5,591.	364,400	772,700	772,700	Year End Roll	12/20/2017
2017	104	FV	377,600	5100	5,591.	317,400	700,100	700,100	Year End Roll	1/3/2017
2016	104	FV	377,600	5100	5,591.	270,400	653,100	653,100	Year End	1/4/2016
2015	104	FV	335,600	5100	5,591.	264,500	605,200	605,200	Year End Roll	12/11/2014

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

GRASMERE LOUISE	38564-276	3/28/2003	Family	262,500	No	No	
GRASMERE LOUISE	35567-3	5/30/2002	Family		1	No	No
HOURIHAN DONALD	24462-363	4/19/1994		230,000	No	No	Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2015	493	Re-Roof	4,400					
6/10/2014	635	Dormers	47,000					
1/22/2014	51	Manual	10,900	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/3/2015	Permit Insp	PC	PHIL C
6/26/2014	Info Fm Prmt	PC	PHIL C
6/9/2014	External Ins	PC	PHIL C
2/7/2014	Info Fm Prmt	EMK	Elen K
1/16/2009	Meas/Inspect	189	PATRIOT
3/2/2000	Meas/Inspect	263	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1935
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G15 Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1935	21.25	T	40	104			5,100			5,100

BATH FEATURES

Full Bath:	2	Rating: Average	OF=BMT SINK.
A Bath:		Rating:	
3/4 Bath:	1	Rating: Average	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating: Average	

OTHER FEATURES

Kits:	2	Rating: Average	1st Res Grid Desc: Line 1	# Units	2
A Kits:		Rating:	Level	FY LR DR D K FR RR BR FB HB L O	
Fpl:		Rating:	Other		
WSFlue:		Rating:	Upper		
			Lvl 2		
			Lvl 1		
			Lower		

CONDOS INFORMATION

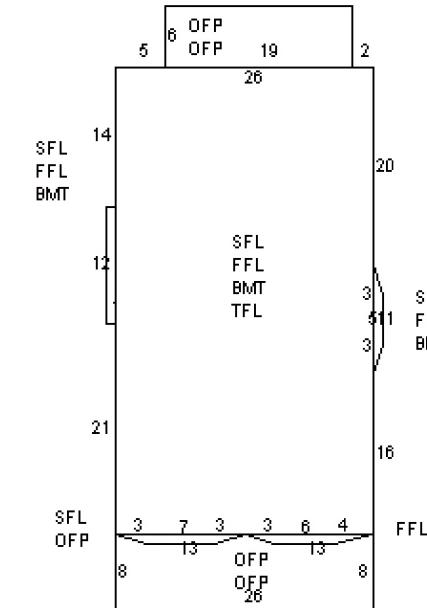
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31%	
Functional:		%	
Economic:		%	
Special:		%	
Override:		%	
	Total:	31%	

CALC SUMMARY

Basic \$ / SQ:	180.00	COMPARABLE SALES	
Size Adj.:	0.93180346	Rate	Parcel ID
Const Adj.:	0.98000199	Typ	Date
Adj \$ / SQ:	164.370		Sale Price
Other Features:	118500		
Grade Factor:	1.00		
NBHD Inf:	1.00000000		
NBHD Mod:			
LUC Factor:	1.00	WtAv\$/SQ:	AvRate:
Adj Total:	803766		Ind.Val
Depreciation:	249168	Juris. Factor:	1.00
Depreciated Total:	554599	Special Features:	0
		Final Total:	554600
		Before Depr:	164.37
		Val/Su Net:	99.32
		Val/Su SzAd:	148.85

COMMENTS**SKETCH****PARCEL ID**

040.0-0005-0017.A

AssessPro Patriot Properties, Inc